

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE – E/S Old Harford Road,
185' S of the c/l of Ranger Court * DEPUTY ZONING COMMISSIONER
(9321 Old Harford Road)
9th Election District * OF BALTIMORE COUNTY
6th Councilmanic District * Case No. 99-264-SPHA

Michael Schafer
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter originally came before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Michael Schafer, at a public hearing held on February 22, 1999. The Petitioner sought approval of a density anomaly, and variance relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a front yard setback of 37 feet in lieu of the required 40 feet for the existing dwelling on proposed Lot 1, known as 9321 Old Harford Road. Moreover, additional variance relief was being requested to permit development of a new single family dwelling on proposed Lot 2. All of the relief requested was more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Numerous individuals appeared at the hearing, including G. Dwight Little, Professional Engineer who prepared the site plan of this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioner. Several residents from the surrounding community appeared in opposition, including William Schmidt, who actually resides in the existing dwelling on proposed Lot 1. During the preliminary phase of the hearing, Mr. Schmidt raised an issue concerning the posting of the subject property. His testimony indicated that the posting notice only remained on the property for approximately 10 days and was subsequently removed. Moreover, there was no Certificate of Posting in the case file. Thus, by my Order dated March 17, 1999, the matter was continued so that the property could be properly posted and advertised.

ORDER RECEIVED FOR FILING
Date 7/2/99
By [Signature]

The matter was subsequently continued and rescheduled for a hearing on May 5, 1999. Appearing at that hearing was Michael Schafer, legal owner of the subject property, G. Dwight Little, Professional Engineer who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire. No one appeared in opposition to the request; however, as noted above, numerous individuals appeared as Protestants at the original hearing. Mr. Schafer indicated that after the first hearing held in February, he visited all of his neighbors to explain the purpose of the special hearing and variance requests and no one had any objections.

Testimony at the continued hearing revealed that the subject property is currently proceeding through the minor subdivision process for the purpose of creating two separate lots. The property is a rectangular shaped parcel, approximately 73 feet wide along its frontage on Old Harford Road, and over 400 feet in depth. Currently, the property consists of a gross area of 0.9904 acres, more or less, split zoned D.R.2 and D.R.3.5., and is improved with a one and one-half story dwelling, known as 9321 Old Harford Road. Once subdivided, Lot 1 will consist of 0.2928 acres, entirely zoned D.R.2, and contain the existing dwelling. Lot 2, however, will consist of 0.6048 acres, split zoned D.R.2 and D.R.3.5. Lot 2 is currently vacant, but is proposed to be developed with a two-story single family dwelling. In order to obtain minor subdivision approval, the requested special hearing and variances are necessary. Testimony indicated that the variance requests are necessary due to the location of the existing dwelling, the split zoning of the property, and its narrow configuration.

It should be noted that the Office of Planning submitted Zoning Plans Advisory Committee (ZAC) comments, dated January 27, 1999 in which they raised certain issues relative to the proposed subdivision and the compatibility of the proposed development with the surrounding neighborhood. Therefore, as a condition of approval, the Petitioner shall be required to submit building elevation drawings for the proposed dwelling to be constructed on Lot 2 for

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Date 7/2/99
By [Signature]

review and approval by the Office of Planning, prior to the issuance of any building permits.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition

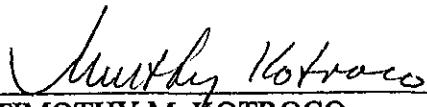
held, and for the reasons given above, the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of July, 1999 that the Petition for Special Hearing to approve a density anomaly, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING
Date 7/2/99
By [Signature]

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a front yard setback of 37 feet in lieu of the required 40 feet for the existing dwelling on Lot 1, to allow an undersized lot of 12,754 sq.ft. in lieu of the minimum required 20,000 sq.ft., and to allow a lot width of 73' in lieu of the minimum required 100 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall submit building elevation drawings of the proposed dwelling to be built on Lot 2 for review and approval by the Office of Planning prior to the issuance of any building permits.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Howard L. Alderman, Jr., Esquire, Levin & Gann
305 W. Chesapeake Avenue, Suite 113, Towson, Md. 21204
Mr. Michael Schafer, 3206 Bennett Point Rd., Queenstown, Md. 21658
Mr. Austin Malooly, 9 Ranger Court, Baltimore, Md. 21234
Mr. William Schmidt, 9321 Old Harford Road, Baltimore, Md. 21234
Ms. Michele Bateman, 9319 Old Harford Road, Baltimore, Md. 21234
Ms. Wendy Klag, 5 Ranger Court, Baltimore, Md. 21234
Office of Planning; People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 7/2/99

By [Signature]



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9321 OLD HARFORD ROAD
which is presently zoned DR 2 & DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

FOR DENSITY ANOMALY

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MICHAEL SCHAFER

Name - Type or Print

Signature

Name - Type or Print

Signature

320X BENNETT POINT Rd (410) 827-5325

Address

Telephone No.

QUEENSTOWN

MD

21658

City

State

Zip Code

Representative to be Contacted:

CHUCK MERRITT

Name 90 W. DOVALL & ASSOC. INC

530 E. JOPPA Rd

(410) 583-9571

Address

Telephone No.

TOWSEN

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 1-15-99

ORDER RECEIVED FOR FILING

Date

Case

No.

299-264-SPHA

224 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9321 OLD HARFORD ROAD
which is presently zoned DR 2 & DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 TO ALLOW A
FRONT YARD SETBACK OF 37' IN LIEU OF THE
REQUIRED 40' FOR LOT 1.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO BE DISCUSSED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MICHAEL SCHAFER

Name - Type or Print

Signature

Name - Type or Print

Signature

3206 BENNETT POINT Rd (410) 827-5325

Address

Telephone No.

QUEENSTOWN

City

MD

State

21658

Zip Code

Representative to be Contacted:

Chuck MERRITT

Name W. DUVAL & ASSOC. INC.

530 E. JUPPA Rd

Address

(410) 583-9571

Telephone No.

TOWSON

City

MD

State

21286

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 1-15-99

ORDER RECEIVED FOR FILING

ORDER RECEIVED FOR FILING

Case No. 29-264-SPHA

Date 1/15/98

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
AND VARIANCE – E/S Old Harford Road,	* DEPUTY ZONING COMMISSIONER
185' S of the c/l of Ranger Court	* OF BALTIMORE COUNTY
(9321 Old Harford Road)	* Case No. 99-264-SPHA
9 th Election District	
6 th Councilmanic District	
Michael Schafer	
Petitioners	

* * * * *

ORDER

This matter came before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Michael Schafer, at a public hearing held on February 22, 1999. The Petitioner seeks approval of a density anomaly, and variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 37 feet in lieu of the required 40 feet for the existing dwelling on Lot 1, in accordance with the site plan submitted and marked into evidence as Petitioner's Exhibit 1. The subject property consists of a gross area of 0.9904 acres, split zoned D.R.2 and D.R.3.5, and is improved with a one and one-half story dwelling. The property is located on the east side of Old Harford Road, just south of its intersection with Ranger Court. The Petitioner is desirous of subdividing the property to create two separate lots; however, in order to proceed as proposed, the requested special hearing and variance relief are necessary.

Appearing at the hearing on behalf of the Petitions were G. Dwight Little, Professional Engineer, who prepared the site plan of this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioner. Mr. Schafer was unable to attend the hearing. Appearing in opposition to the Petitioner's request were several residents from the surrounding community, all of who signed the Protestant's Sign In Sheet.

During the preliminary phase of the hearing, it was brought to the attention of this Deputy Zoning Commissioner that the subject property was not properly posted. Mr. William Schmidt,

ORDER RECEIVED FOR FILING

Date

By

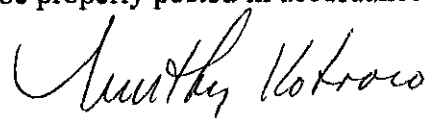
3/17/99
[Signature]

who actually resides on the subject property and rents the dwelling from the Owner, stated that the zoning sign was not posted on the property until Monday, February 8, 1999. He further indicated that on either the evening of Thursday, February 18, 1999, or early Friday morning, February 19, 1999, the sign had been removed. Furthermore, there was no Certificate of Posting contained within the case file to rebut the testimony of Mr. Schmidt. Shortly after the conclusion of the hearing, a Certificate of Posting was hand-delivered to the office by Mr. Pat O'Keefe, who was responsible for posting the property.

I find Mr. Schmidt's testimony credible since he resides on the property and is very much aware of the activity that takes place thereon. Based upon his testimony and the fact that the Certificate of Posting was not produced until after the hearing, I find that the subject property was not posted for the requisite 15 day period and therefore, the matter must be rescheduled for a continued hearing date. Furthermore, the property shall be properly posted in accordance with the requirements of the B.C.Z.R.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of March, 1999 that this matter be rescheduled for a continued hearing before this Deputy Zoning Commissioner and that all individuals who attended the original hearing be notified in writing of the continued hearing date and time; and,

IT IS FURTHER ORDERED that the property be properly posted in accordance with the B.C.Z.R.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Howard L. Alderman, Jr., Esquire
Mr. Michael Schafer, 3206 Bennett Point Rd., Queenstown, Md. 21658
Mr. Austin Malooly, 9 Ranger Court, Baltimore, Md. 21234
Mr. William Schmidt, 9321 Old Harford Road, Baltimore, Md. 21234
Ms. Michele Bateman, 9319 Old Harford Road, Baltimore, Md. 21234
Ms. Wendy Klag, 5 Ranger Court, Baltimore, Md. 21234
People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9321 OLD HARFORD ROAD
which is presently zoned DR 2 & DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

FOR DENSITY ANOMALY

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MICHAEL SCHAFER

Name - Type or Print

Signature

Name - Type or Print

Signature

3206 BENNETT POINT Rd (410) 827-5325

Address

Telephone No.

QUEENSTOWN

MD

21058

City

State

Zip Code

Representative to be Contacted:

CHUCK MERRITT

Name 970 W. DUVALL & ASSOC. INC

530 E. JOPPA Rd (410) 583-9571

Address

Telephone No.

TOWSEN

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 99-244-SPHA

Reviewed By JRF Date 1-15-99



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9321 OLD HARFORD ROAD
which is presently zoned DR 2 & DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 TO ALLOW A FRONT YARD SETBACK of 31' IN LIEU OF THE REQUIRED 40' FOR LOT 1

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO BE DISCUSSED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

MICHAEL SCHAFER
Name - Type or Print

Signature

Name - Type or Print

Signature

3206 BENNETT BLVD R1 (410) 827-5325
Address Telephone No.

QUEENSTOWN MD 21286
City State Zip Code

Representative to be Contacted:

Chuck MERRITT
Name W. DUVAL & ASSOC. INC.

530 E. JOPPA RD (410) 583-9571
Address Telephone No.

TOWSON MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JRF Date 1-15-99

Case No. 99-264-SPHA

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



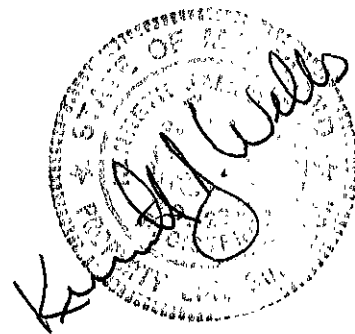
530 East Joppa Road
Towson, Maryland 21286

Telephone: (410) 583-9571
Fax: (410) 583-1513

December 29, 1998

ZONING DESCRIPTION FOR 9321 OLD HARFORD ROAD

Beginning at a point on the east side of Old Harford Road, which is of variable width, at the distance of 185 feet south of the centerline of the nearest improved intersecting street, Ranger Court, which is 50 feet wide; thence (1) South 47 degrees 23 minutes 16 seconds East 469.10 feet; thence (2) South 51 degrees 49 minutes 50 seconds West 105.15 feet; thence (3) North 45 degrees 26 minutes 39 seconds West 425.28 feet; thence (4) North 25 degrees 40 minutes 33 seconds West 93.42 feet to the place of beginning. Containing 0.9904 acres of land, more or less, as now surveyed and as recorded among the Land Records of Baltimore County in Liber S.M. 8747 folio 143. Also known as 9321 Old Harford Road and located in the 9th Election District, 6th Councilmanic District.



99.264.SPNA

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 062345

DATE 1-15-99 ACCOUNT P-001-GLS-000

AMOUNT \$ 150.00

RECEIVED FROM: Michael Schaffer

9321 Old Harford Rd. Item # 264

FOR: SPH = 100 Variance = 50 Taken by: JRF

PAID RECEIPT
PROCESS ACTUAL TIME
1/15/1999 1/15/1999 09:45:11
RE: M905 CASHIER LONG LBS DRAFT
5 MISCELLANEOUS CASH RECEIPT
Receipt # 091174
CH NO. 062345
150.00 CASH
Baltimore County, Maryland

44-264-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/4/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/4/, 1999.

THE JEFFERSONIAN.

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #89-264-SPHA
9321 Old Harford Road
E/S Old Harford Road, 185' S
of centerline Ranger Court
8th Election District
8th Councilmanic District
Legal Owner(s): Michael Schaffer

Special Hearing: for density anomaly; Variance: to allow a front yard setback of 37 feet in lieu of the required 40 feet for Lot 1.

Hearing: Monday, February 22, 1999 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Beale Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations, please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391.

2/08/1 Feb. 4 C288484

CERTIFICATE OF POSTING

F. 583-1513
 DWIGHT L.

X
 Air Case No. 99-264-SPHA
 Permittee Name N. SCHAFER, ETAL
 % W. DUVALL ASSOC.
 Date of Hearing, 2/22/99

Barbara C. Duvall, Director of
 Planning & Development Management
 County Office Building, Room 101
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Mr. Dwight L. Schaffer

James and Duvall, Inc.

This letter is to certify under the conditions of posting that the necessary signs required by law
 were posted as required on the property located at **FF9221 OLD HARFORD RD**

The sign(s) were posted on

2/7/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/10/99
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

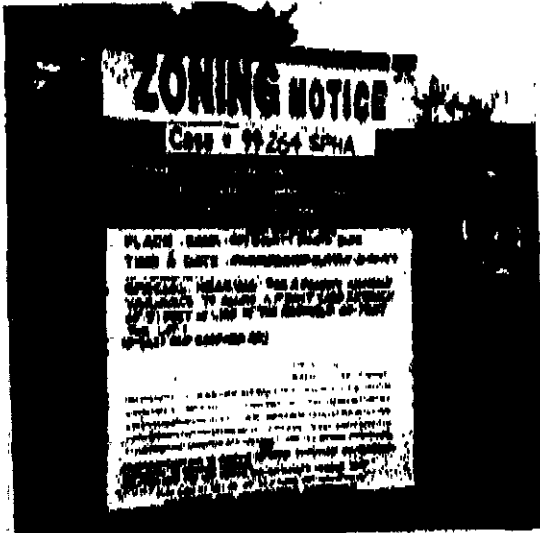
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 (Phone Number)

(Telephone Number)



99-264-SPHA

CERTIFICATE OF POSTING

RE: CASE # 89-264-SPHA
PETITIONER/DEVELOPER:
[Michael Schafer]
DATE OF Hearing
(May 5, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
9321 Old Harford Road Baltimore, Maryland 21234_____

The sign(s) were posted on_____ 4-20-99 _____
(Month, Day, Year)

Sincerely,

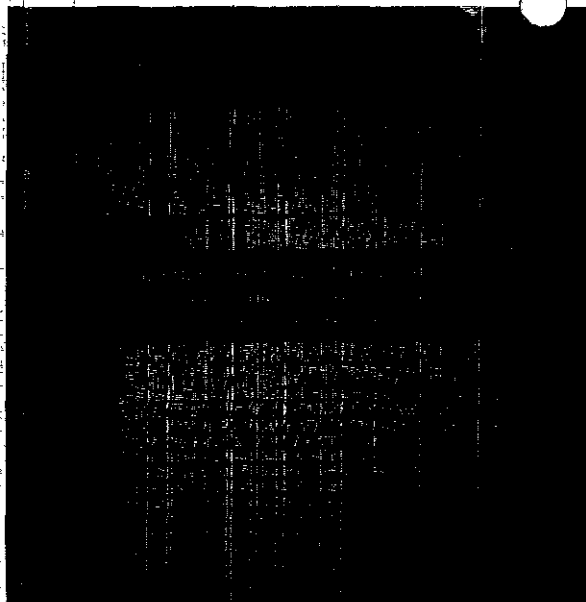

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 264

Petitioner: MICHAEL SCHAFER

Address or Location: 9321 OLD HARFORD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL SCHAFER

Address: 600 TODDS LA.

BALTIMORE MD 21237

Telephone Number: 410 687-1410

Revised 2/20/98 - SCJ

99-264-SPHA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-264-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To allow a front yard setback of
37' in lieu of the required 40' for lot #1.

SPECIAL HEARING - To approve for density anomaly,
for lot #1 and lot #2.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
February 4, 1999 Issue – Jeffersonian

Please forward billing to:

Michael Schafer
600 Todds Lane
Baltimore, MD 21237

410-687-1410

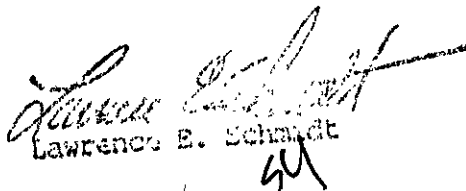
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CASE NUMBER: 99-264-SPHA
9321 Old Harford Road
E/S Old Harford Road, 185' S of centerline Ranger Court
9th Election District – 6th Councilmanic District
Legal Owner: Michael Schafer

Special Hearing for density anomaly. Variance to allow a front yard setback of 37 feet in lieu of the required 40 feet for Lot 1.

HEARING: Monday, February 22, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 21, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-264-SPHA
9321 Old Harford Road
E/S Old Harford Road, 185' S of centerline Ranger Court
9th Election District – 6th Councilmanic District
Legal Owner: Michael Schafer

Special Hearing for density anomaly. Variance to allow a front yard setback of 37 feet in lieu of the required 40 feet for Lot 1.

HEARING: Monday, February 22, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Michael Schafer
W. Duvall & Associates, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 7, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 18, 1999

Mr. Chuck Merritt
W. Duvall & Associates, Inc.
530 E. Joppa Road
Towson, MD 21286

RE: Item No.: 264
Case No.: 99-264-SPHA
Location: 9321 Old Harford Rd

Dear Mr. Chuck Merritt:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 15, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 2/3/99

FROM: R. Bruce Seeley, Project Manager RBS/jb
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date:

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 259
261
262
(264)
266
267

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: January 28, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 1, 1999
 Item No. 264

 The Bureau of Developer's Plans Review has received no plan for
the above-mentioned item.

RWB:HJO:jrb

cc: File

ZONE0201.264



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

January 28, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 25, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

259, 261, 262, 263, 264, 265, 266 and 267

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 387-4881, MS-1102F
cc: File

Come visit the County's Website at www.co.ba.md.us



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Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.22.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 264

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

*Sent
2/22*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: February 3, 1999

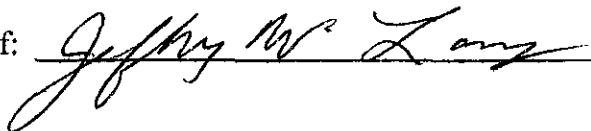
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

ITEM NO: 264

The Office of Planning provided comments on a requested minor subdivision request on January 27, 1999 (see attached). Further comments will be forwarded at such time as issues related to the minor subdivision request are addressed.

Section Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Darryl Putty
Department of Permits and
Development Management

DATE: January 27, 1999

FROM: Jeffrey Long
Development Review Section
Office of Planning

SUBJECT: 9321 Old Harford Road Property.
99004 M

The Office of Planning has reviewed the above referenced project and offers the following comments:

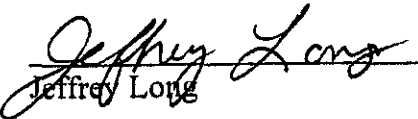
In reference to the subject property, staff has received a Minor Subdivision request and Petitions for Variance and Special Hearing. At this time, it is likely that the staff will oppose the Minor Subdivision request because the existing lot to be subdivided does not meet minimum standards.

If an owner or developer wants to present a case for a proposed panhandle lot(s), in addition to the information required for Development Plan, the Office of Planning requires the following information for its review.

- a) A "neighborhood map" must be included that shows buildings and, where feasible, property lines around the block and across the street, or within 500 feet of the site in Density-Residential zones, or within 1000 feet in Resource Conservation zones. This can be compiled without a field survey. The orientation of the surrounding houses should be indicated. The purpose of this neighborhood map is to show that the proposal is consistent with the existing pattern of lots and houses in the existing community.
- b) The plat or site plan must show the approximate (non-surveyed) lot lines and building locations and orientations of properties adjacent to and within 200 feet of the site.
- c) The orientation of the dwelling(s) shall be indicated on the plan. Fronts facing rears of houses are generally unacceptable.

- d) A series of photographs, or a video tape must be submitted indicating in which direction each photograph is taken. These pictures should include:
- i) a wide angle photograph or series of photographs looking into the site from each of the four directions showing any existing house(s) on the site and properties within 200 feet on either side of the site
 - ii) a wide-angle photograph or series of photographs looking outward from the site in each of the four directions and showing at least 200 feet
 - iii) any other photographs showing the character of the area, including any existing panhandles with an indication on the neighborhood map of their location.

A note may be required to be placed on the plan specifying ways in which new house(s) will be compatible with existing houses in the neighborhood in size, height, materials, and style. Sometimes a note will be required on the plan indicating that some type of landscape screening or street tree treatment will be provided in specific locations.


Jeffrey Long

JL:kma

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
9321 Old Harford Road, E/S Old Harford Rd,
185' S of c/l Ranger Ct, 9th Election District,
6th Councilmanic

Legal Owners: Michael Schafer

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-264-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of January, 1999, a copy of the foregoing Entry of Appearance was mailed to Chuck Merritt, W. Duvall & Assoc., Inc., 530 E. Joppa Road, Towson, MD 21286, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 2, 1999

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue
Suite 113
Towson, MD 21204

Dear Mr. Alderman:

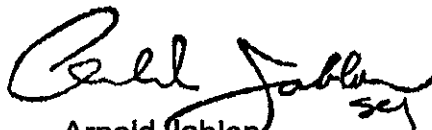
RE: Case Number 99-264-SPHA, 9321 Old Harford Road

The above matter, previously heard on February 22, 1999 has been **rescheduled for Wednesday, May 5, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue**, in accordance with the Deputy Zoning Commissioner's order.

As stated in Timothy Kotroco's order of March 17, 1999, the property must be posted in accordance with the Baltimore County Zoning Regulations. The property must, therefore, be posted by April 20, 1999.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,


Arnold Jablon
Director

AJ:scj

C: Michael Schafer
W. Duvall & Associates, Inc.
Austin Malooly
Bill Schmidt
Michele Bateman
Wendy Keag

Come visit the County's Website at www.co.ba.md.us



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BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
TWO HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9030

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
SUITE 113
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderman@counsel.com

March 29, 1999

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	TELEFAX NO.
Ms. Sophie Jennings	410-887-5708

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]: 1

CLIENT/MATTER: 9321 Old Harford Road Case No. 99-264-SPHA

COMMENTS: **Sophie: in furtherance of our conversation this afternoon, the following dates are unavailable for scheduling of the re-hearing in the above-referenced case because of calendar conflicts with my calendar and/or that of our engineer: 4/8 to 4/13; afternoon of 4/16; 5/3; 5/6; 5/11; 5/28 & 6/7 to 6/11. Thanks for all of your help in getting this scheduled. If you would kindly fax to me the date and time of hearing, I will ensure that the property is posted. Thanks again.**

[x] ORIGINAL WILL NOT BE MAILED

**If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.
My return FAX Number is (410) 296-2801.**

WARNING. UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION
COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U S Postal Service. We will reimburse you for expenses. Thank You

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TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
Halderman@counsel.com

February 23, 1999

VIA TELEFAX & U.S. MAIL

Timothy Kotroco, Esquire
Deputy Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

FEB 25

RE: 9321 Old Harford Road
Copy of Certificate of Posting/Case No. 99-264-SPHA

Dear Mr. Kotroco:

At the conclusion of the hearing yesterday on the above-referenced matter, I requested that Mr. Dwight Little, PE contact Mr. Patrick O'Keefe regarding a copy of the Certificate of Posting for the referenced hearing. Mr. O'Keefe sent to Mr. Little, via telefax, a copy of the Certificate of Posting which he had completed and sent to Baltimore County. I am at a loss as to why that certificate had not yet been inserted into the official zoning file which you had on the bench yesterday. Therefore, I am sending herewith a copy of that certificate which Mr. Little's office sent to me via telefax; while the Certificate speaks for itself, you should note the certification that the subject property was posted on **February 7, 1999**.

I am sending a copy of this letter and enclosure to Mr. Schmidt, the tenant at the subject property who raised the issue of posting. Should you need any additional information in this regard, please do not hesitate to contact me.

Very truly yours,


Howard L. Alderman, Jr.

HLA/gk
Enclosure

c: Mr. Michael Schafer
G. Dwight Little, PE
Mr. Patrick O'Keefe
c (w/encl.): Mr. Schmidt

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Dwight Little
Howard L. Alderman Jr Esq

W. Duvall + Associates, Inc.
530 East Joppa Rd., Towson 21286
LEVIN & GANN 305 W Chesapeake
#113 Towson MD 21204



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

mail copy to
each

AUSTIN MALOOLY

Bill Schmitt

Nichole Bateman

Wendy Klag

9 RANGER CT 21234

9321 OLD HARFORD RD 21234

9319 Old Harford Rd 21234

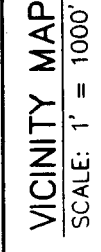
5 Rangerct 21234



FRONT YARD	25'
SIDE YARD	10'
REAR YARD	30'

FRONT YARD	40
SIDE YARD	15
SUM OF SIDE YARDS	40
REAR YARD	40

7



NET AREA: 0.9904 AC. +/- (TRACT BOUNDARY)
GROSS AREA: 0.9904 AC. +/- (INCLUDES ALLOWANCE FOR ROAD FRONTAGE @ 0.0000 AC. +/-)
HIGHWAY WIDENING AREA: 0.0928 AC. +/-
TOTAL LOT AREA: 0.9076 AC. +/-

TOTAL LOT AREA: 0.8976 AC. +/-
EXISTING & PROPOSED ZONING: DR2 & DR3.5, MAP NE 11 E
EXISTING USE: 1 SINGLE FAMILY DWELLING
PROPOSED USE: 2 SINGLE FAMILY DWELLINGS

DENSITY CALCULATIONS:
UNITS ALLOWED:

	EX. LOT 1
(DR 2)	12,754 S.F. ÷ 20,000 = 0.638
LOT 2	
(DR 2)	4,537 S.F. ÷ 20,000 = 0.227
(DR 3.5)	21,808 S.F. ÷ 10,000 = 2.181
	<u>3.046</u>

UNITS PROPOSED: 2

OWNER: MICHAEL A. & SANDRA A. SCHAFER
3206 BENNETT POINT ROAD

QUEENSTOWN, MD. 21658
PHONE NO. 410-827-5325

TAX ACCOUNT NUMBER: 09-04203720
TAX MAP NO. 71 GRID 03 PARCEL 625

DEED 8747/143
CENSUS TRACT: 4922 REGIONAL PLANNING DISTRICT: 316
SCHOOL DISTRICT: PINE CROVE ELEMENTARY

SCHOOL DISTRICT: PINE GROVE ELEMENTARY
PINE GROVE MIDDLE
LOCH RAVEN HIGH

1. TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY W. DUVAL, & ASSOCIATES, INC.
2. SOIL TYPES WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 36.
3. THERE ARE NO KNOWN WELLS OR SEPTIC AREAS ON SITE.
4. THERE ARE NO KNOWN STREAMS, WETLANDS, CRITICAL AREAS, HAZARDOUS WASTE SITES, ENGINEERED SPECIES OR HABITATS, OR GEOLOGICAL SITES TO REMAIN ON THIS PROPERTY.
5. THERE ARE NO KNOWN STREAMS, WETLANDS, CRITICAL AREAS, HAZARDOUS WASTE SITES, ENGINEERED SPECIES OR HABITATS, OR GEOLOGICAL SITES TO REMAIN ON THIS PROPERTY.
6. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN FIELD CONTACT SINCE PRIOR TO 1970. THERE ARE NO KNOWN WELLS OR SEPTIC AREAS ON SITE.
7. THE PLAN HAS NEVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
8. THERE ARE NO KNOWN WELLS OR SEPTIC AREAS ON SITE.
9. THERE ARE NO KNOWN STREAMS, WETLANDS, CRITICAL AREAS, HAZARDOUS WASTE SITES, ENGINEERED SPECIES OR HABITATS, OR GEOLOGICAL SITES TO REMAIN ON THIS PROPERTY.
10. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN FIELD CONTACT SINCE PRIOR TO 1970. THERE ARE NO KNOWN WELLS OR SEPTIC AREAS ON SITE.

1. DEVELOPMENT GRADING WILL MAINTAIN THE EXISTING DRAINAGE CHARACTERISTICS. DEVELOPMENT RUN-OFF WILL BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING ADVERSE IMPACTS ON THE RECEIVING WATER BODY. WATERCOURSE WETLAND, STORM DRAIN OR OFF-SITE PROPERTY.
2. ALL IMPERVIOUS AREAS SHOULD BE UNDERDRAINING OR CONVEYED AS SHEET FLOW
3. PERFORM A DRAINAGE SURVEY OF THE ENTIRE TRACT TO DETERMINE THE CAUSING EROSION
4. PERFORM A SUBDIVISION SURVEY ON THESE PARCELS, AND/OR LOTS WILL REQUIRE SWM CONTROLS FOR THIS SITE
5. THE ADDITIONAL SUBDIVISION
6. HOUSE DOWN SPOTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR INTO DRY WELLS, WHERE FEASIBLE.

1. FRONT YARD SETBACK TO ALLOW 37' IN LIEU OF THE REQUIRED 40'.
2. UNDERSIZED LOT TO ALLOW 12,754 S.F. IN LIEU OF THE MINIMUM 20,000 S.F. REQUIRED.
3. LOT WIDTH TO ALLOW 73'+/- IN LIEU OF THE MINIMUM 100' REQUIRED.

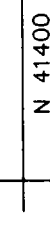
264

9321 OLD HARFORD ROAD

9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT 6

SCALE: 1" = 30' DATE: DECEMBER 8, 1998

99-264-SPHA



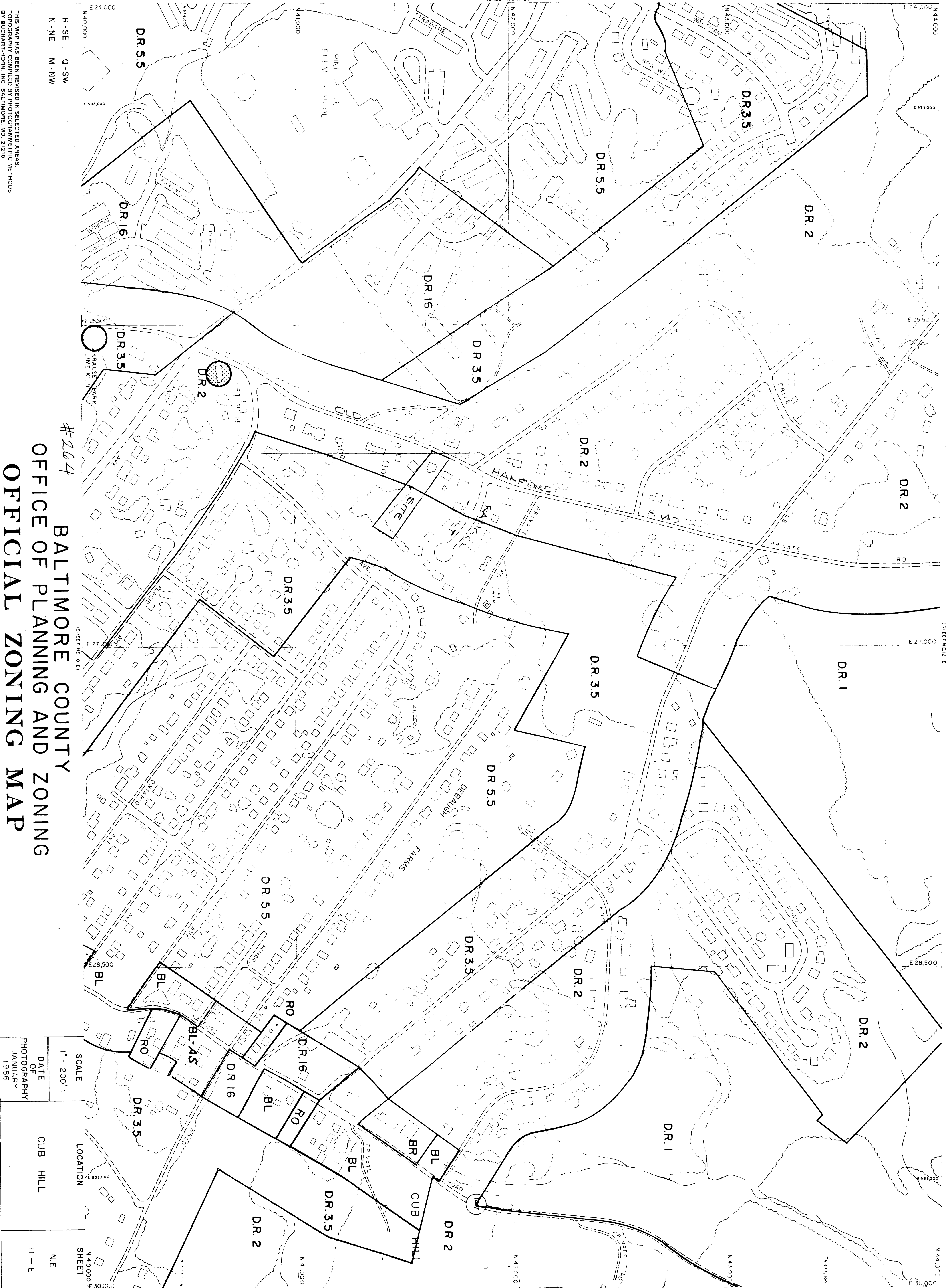
LIMIT OF DISTURBANCE

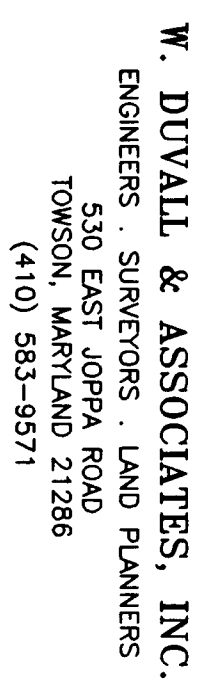
10.000 S.F. + / - OR 0.230 AC. + / -

BALTIMORE COUNTY MINOR SUBDIVISION	Project No. _____
DEVELOPMENT REGULATIONS	
<input type="checkbox"/> Exempt from Division 2	
<input type="checkbox"/> Potentially exempt from Section #26-202 & 26-204	
FDM CERTIFICATION	
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
By: _____	Date: _____
APPROVED, DEPRM	
By: _____	Date: _____

W. DUVALL & ASSOCIATES, INC.
ENGINEERS · SURVEYORS · LAND PLANNERS
530 EAST JORPPA ROAD
TOWSON, MARYLAND 21286
(410) 583-9571



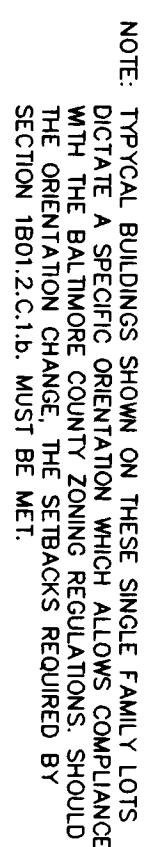




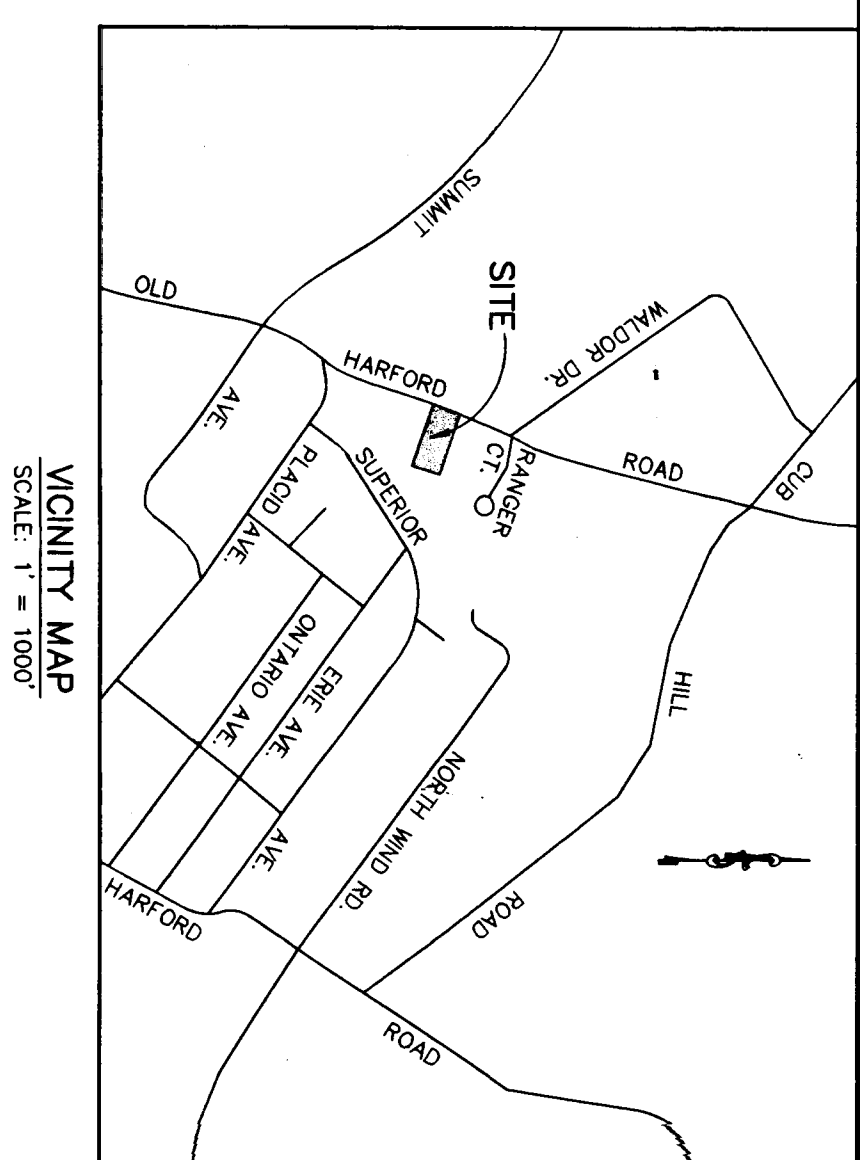
PLAN TO ACCOMPANY ZONING HEARING AND
MINOR SUBDIVISION PLAN
9321 OLD HARFORD ROAD
9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30' DATE: DECEMBER 8, 1998

BALTO.CO.GRID



ZONING REGULATIONS (DR 3.5)	
FRONT YARD	25'
SIDE YARD	10'
REAR YARD	30'
ZONING REGULATIONS (DR 2)	
FRONT YARD	40'
SIDE YARD	15'
SUM OF SIDE YARDS	40'
REAR YARD	40'



NET AREA: 0.9004 AC +/- (TRACT BOUNDARY)
GROSS AREA: 0.9004 AC +/- (INCLUDES ALLOWANCE FOR ROAD FRONTAGE @ 0.0000 AC +/-)
HIGHWAY WIDENING AREA: 0.0028 AC +/-
TOTAL LOT AREA: 0.9976 AC +/-
EXISTING USE: 1 SINGLE FAMILY DWELLING, 1 GARAGE, 1 POOL & DECK, 5 MAP NE 11 E
PROPOSED USE: 2 SINGLE FAMILY DWELLINGS
DENSITY ALLOWED: 1
UNITS ALLOWED/PROPOSED DENSITY ALLOCATION:

	LOT 1	
(R) 2)	16,664 S.F.	÷ 20,000 = 0.833
(R) 3.5)	1687 S.F.	÷ 10,000 = 0.169
		<u>1.002</u>
	LOT 2	
(R) 2)	4,468 S.F.	÷ 20,000 = 0.223
(R) 3.5)	20,121 S.F.	÷ 10,000 = 2.012
		<u>2.235</u>
TOTAL UNITS PERMITTED:		3

1. TOPOGRAPHY: SOME AREAS WERE FIELD PLANNED BY W. SWARTZ & ASSOCIATES, INC.
2. SOIL MATERIALS WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 36.
3. THIS PROPERTY HAS NO KNOWN PRIOR ZONING CASES BE APPLIED FOR.
4. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS, AS THE TOTAL LOT AREA IS LESS THAN 40,000 SQ.
5. THERE ARE NO SEPTIC AREAS ON THIS SITE.
6. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
7. THERE ARE NO KNOWN STREAMS, WETLANDS, CRITICAL AREAS, HAZARDOUS WASTE SITES, ENDANGERED SPECIES OR HISTORICAL OR HISTORICAL SITES ON SITE.
8. HABITATS: ARBOREAL AND HISTORICAL SITES ON SITE.
9. DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE SITE DWELINGS IS NOT IN A 100 YEAR FLOODPLAIN.

1. DEVELOPMENT GRADING WILL MAINTAIN THE EXISTING DRAINAGE CHARACTERISTICS. DEVELOPMENT RUN-OF-WATER SHALL BE DIRECTED TO A STABLE CATCH BASIN, WITHOUT IMPROVING ADVERSE IMPACTS ON THE RECEIVING WATER BODY. ROAD STORM SEWERS SHALL BE LIMITED TO 10% OF CLEARED AREA, AND CONNECTED AS SHEET FLOW.
2. ALL IMPROVED AREAS SHOULD BE LIMITED TO 50% OF CLEARED AREA, AND CONNECTED AS SHEET FLOW.
3. THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
4. ADDITIONAL SUBSIDENCE ON THESE PARCELS, AND/OR LOTS WILL REQUIRE SIGN CONTROLS FOR THIS SITE.
5. THE ADDITIONAL SUBSIDENCE ON THESE DOWN SPOTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR INTO DRY WELLS, WHERE FEASIBLE.

ZONING VARIANCES REQUIRED FOR LOT 1

1. FRONT YARD SETBACK TO ALLOW 37' IN LIEU OF THE REQUIRED 40'

15X 15X



W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 563-9571

LIMIT OF DISTURBANCE
10,000 S.F. +/- OR 0.230 AC +/-

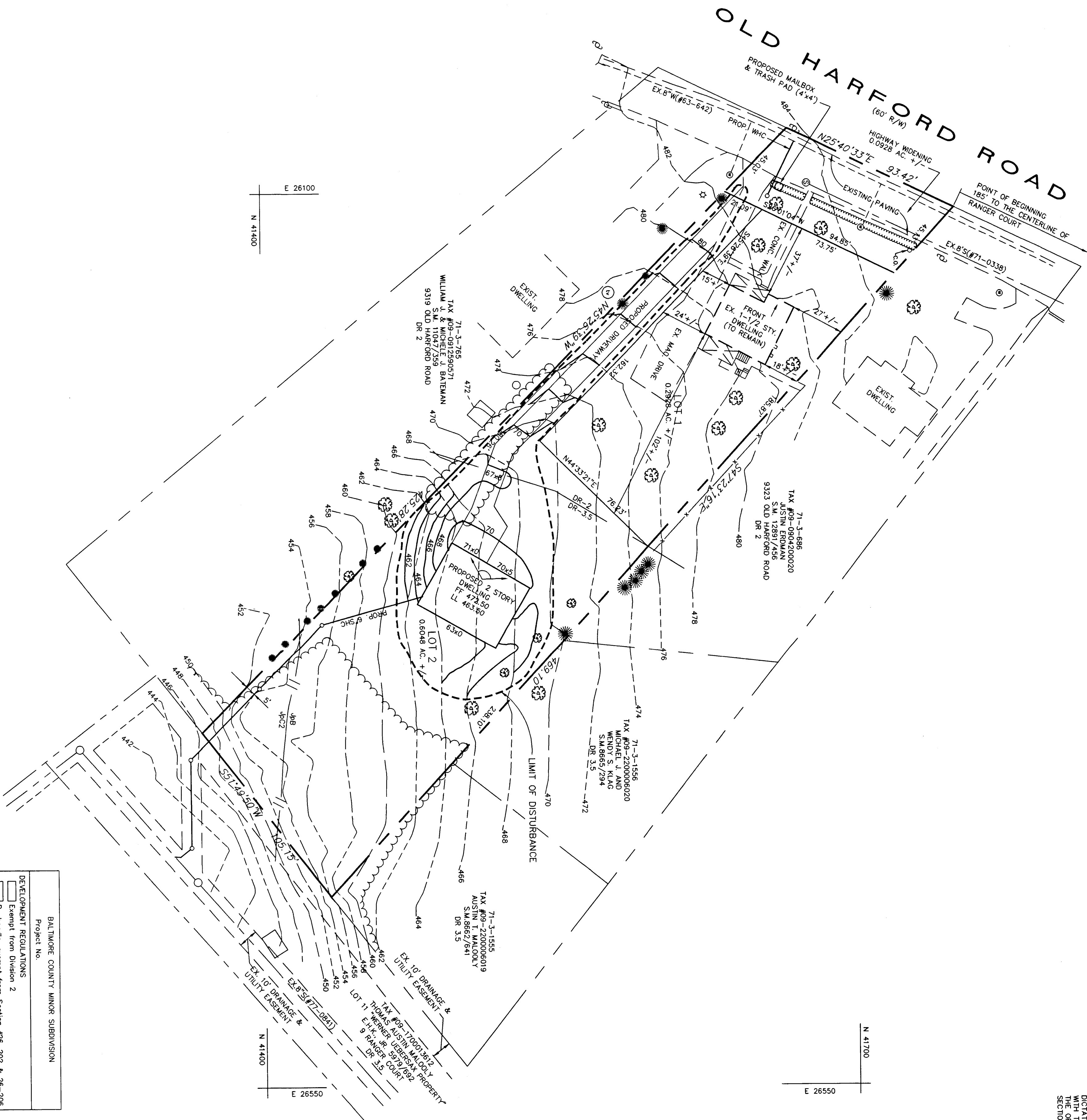
BALTIMORE COUNTY MINOR SUBDIVISION	
PROJECT NO.	
DEVELOPMENT REGULATIONS	
<input type="checkbox"/> Exempt from Division 2	
<input type="checkbox"/> Permitted, exempt from Section 856-202 & 26-206	
FORM CERTIFICATION	
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
By: _____	Date: _____
APPROVED, DEPRM	Date: _____

PLAN TO ACCOMPANY ZONING HEARING AND
MINOR SUBDIVISION PLAN
9321 OLD HARFORD ROAD
9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT 6

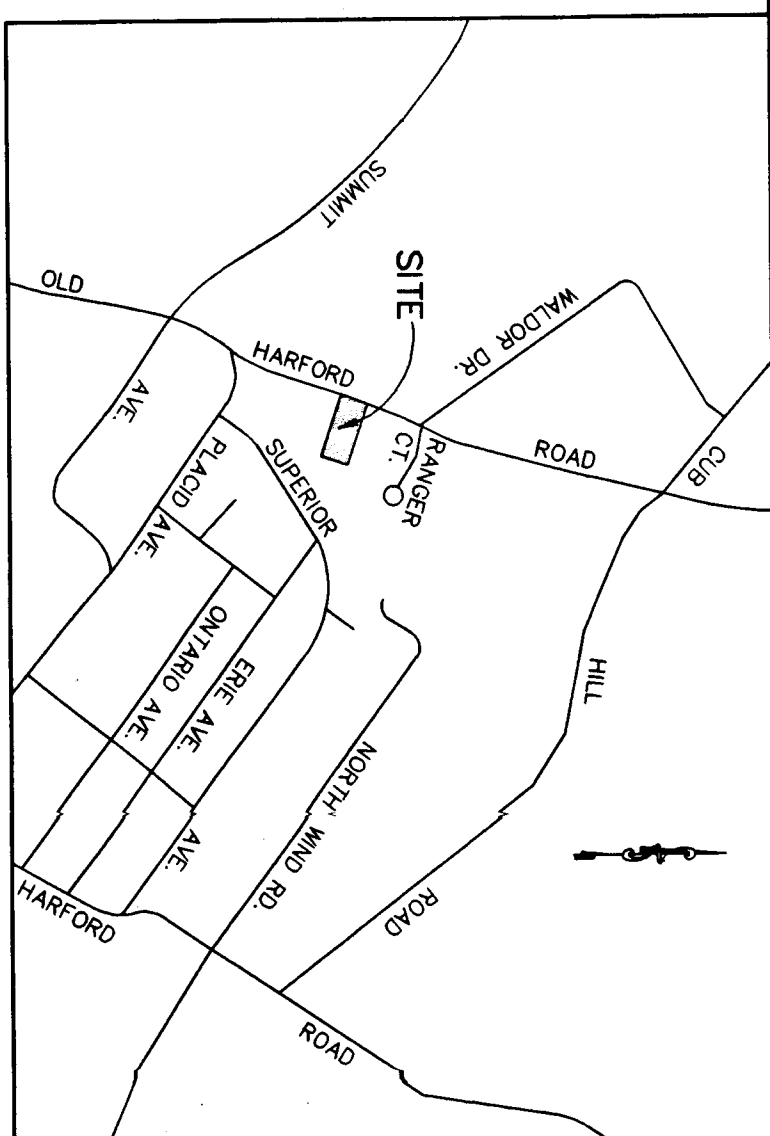
SCALE: 1" = 30' DATE: DECEMBER 8, 1998

99.264.SPHA

PN 98133



ZONING REGULATIONS (OR 3.5)
FRONT YARD 25'
SIDE YARD 10'
REAR YARD 30'
ZONING REGULATIONS (OR 2)
FRONT YARD 10'
SIDE YARD 10'
REAR YARD 40'



SITE DATA

NET AREA: 0.994 AC +/- (TRACT BOUNDARY)
GROSS AREA: 0.994 AC +/- (ALLOWANCE FOR ROAD FRONTAGE @ 0.000 AC +/-)
HIGHWAY WIDENING AREA: 0.028 AC +/-
TOTAL LOT AREA: 0.994 AC +/- (2.2 & 0.3, MAP NE 11 E)
EXISTING USE: 1 SINGLE FAMILY DWELLING
PROPOSED USE: 1 SINGLE FAMILY DWELLING
PROPOSED LOT SIZES:
LOT 1: 0.574 AC +/-
LOT 2: 0.420 AC +/-
UNITS ALLOWED: EX LOT 1
LOT 1: 12,154 S.F. +/- 20,000 = 0.638
LOT 2: 4,537 S.F. +/- 20,000 = 0.227
(OR 3.5) 21,868 S.F. +/- 10,000 = 1.046

OWNER: MICHAEL A. & SANGRA A. SOUTHER

3008 BENNETT POINT ROAD

PHONE NO. 410-827-5325

TAX ACCOUNT NUMBER: 09-0200720

TAX MAP NO. 09-0200720

DEED 9742/143

CECILE DISTRICT 316

PINE GROVE MIDDLE

WATER & SEWER DESIGNATIONS: W-1, S-1

WATERSHED 4 SUBWATERSHED 27

WATERSHED 4 SUBWATERSHED 27

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LIMIT OF DISTURBANCE
10,000 S.F. +/- OR 0.230 AC +/-

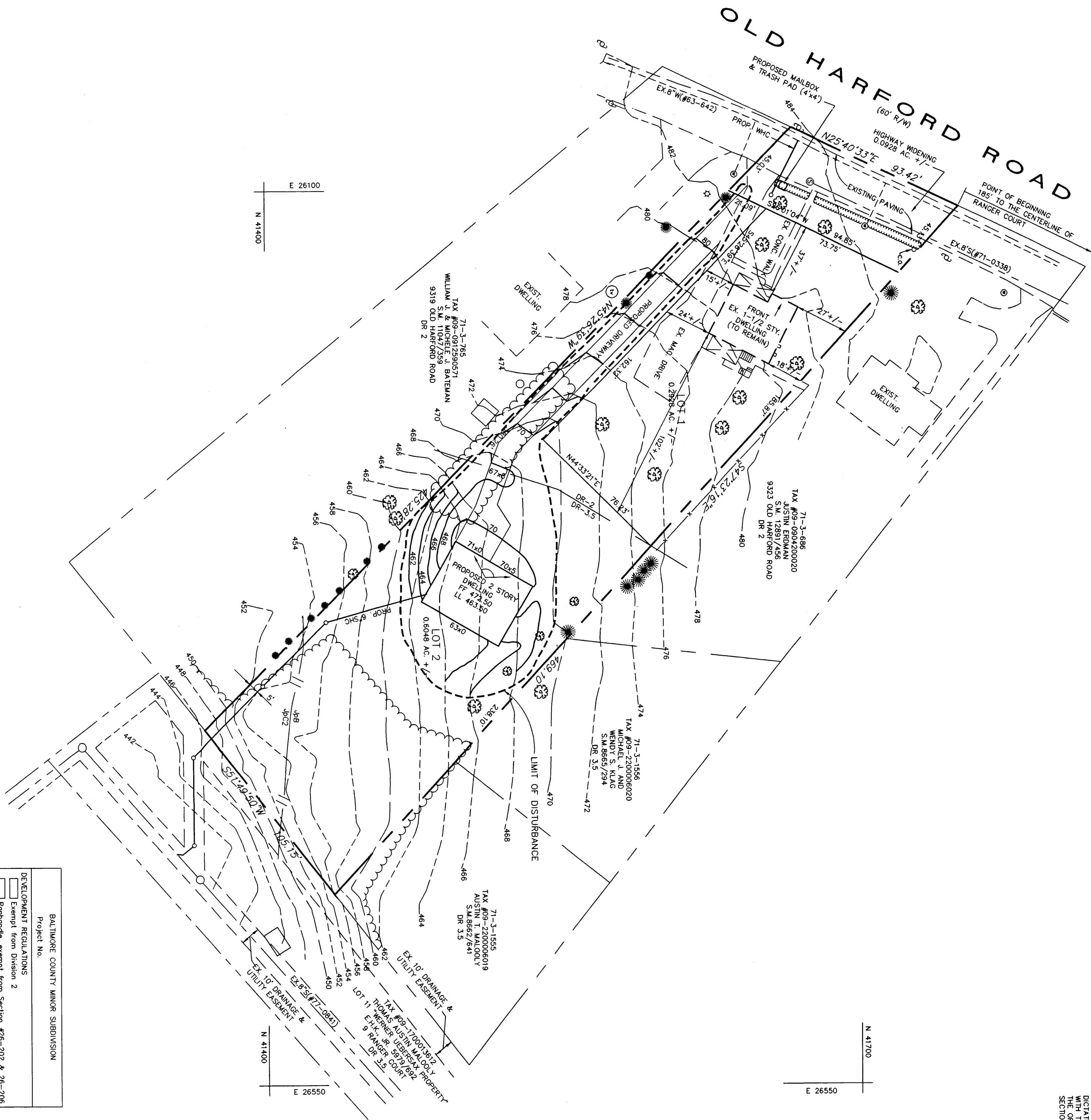
BALTIMORE COUNTY MINOR SUBDIVISION	
Project No.	
DEVELOPMENT REGULATIONS	
<input type="checkbox"/> Exempt from Division 2	
<input type="checkbox"/> Particulars, exempt from Section #20-202 & 20-206	
FOU CERTIFICATION	
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
By: _____	Date: _____
APPROVED, DESIGN	Date: _____

PLAN TO ACCOMPANY ZONING HEARING AND
MINOR SUBDIVISION PLAN
9321 OLD HARFORD ROAD

9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT 6
SCALE: 1" = 30' DATE: DECEMBER 8, 1998

99-264-SPHA

PN 98133



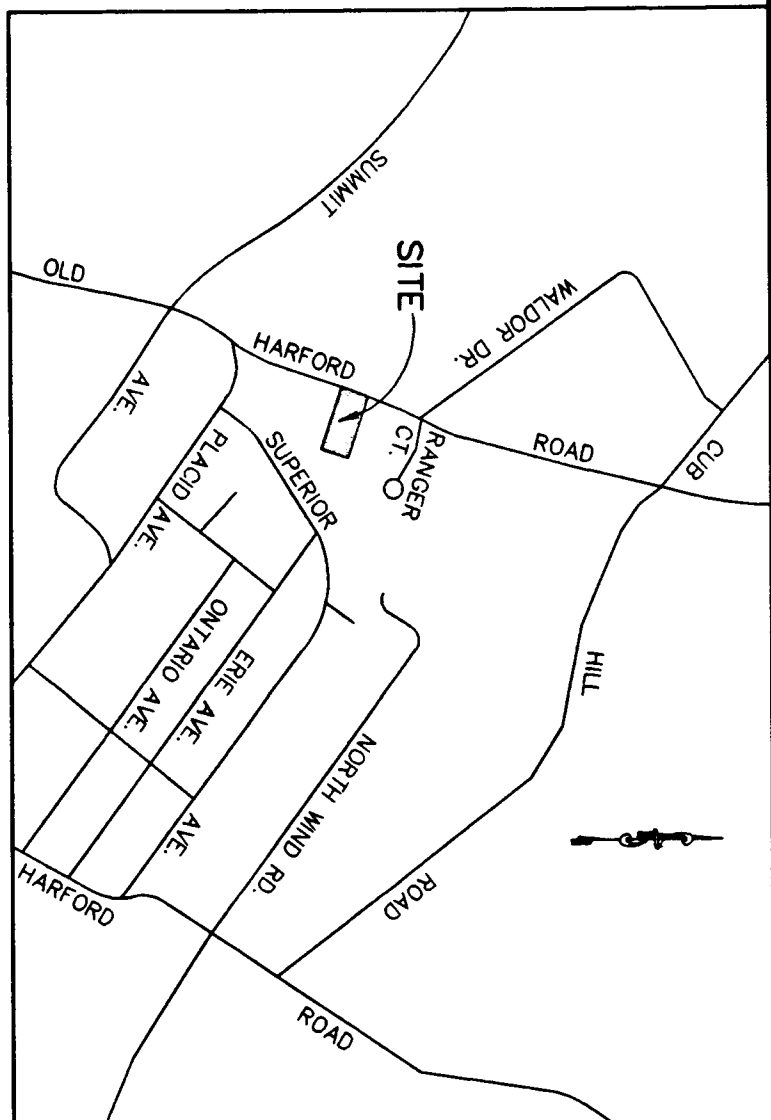
ZONING REGULATIONS (DR 3.5)

FRONT YARD	25'
SIDE YARD	10'
REAR YARD	30'

ZONING REGULATIONS (DR 2)

FRONT YARD	40'
SIDE YARD	15'
REAR YARD	40'

NOTE: TYPICAL BUILDINGS SHOWN ON THESE SINGLE FAMILY LOTS
INDICATE A SPECIFIC ORIENTATION WHICH ALONG COMPLIANCE
WITH THE ZONING REGULATIONS. THE ORIENTATION CHANGES
SECTION 1801.2.C.11. MUST BE MET



SITE DATA

NET AREA: 0.984 AC +/- (TRACT BOUNDARY)
TOTAL LOT AREA: 0.9878 AC +/- (2.2 & 0.335 MAP NE 11 E)
EXISTING USE: 1 SINGLE FAMILY DWELLING
PROPOSED USE: 1 SINGLE FAMILY DWELLING
UNITS ALLOWED: EX. LOT 1
LOT 2 12,254 S.F. +/- 20,000 = 0.638
(DR 3) 4,537 S.F. +/- 20,000 = 0.227
(DR 3.5) 21,068 S.F. +/- 10,000 = 2.101
3,046

OWNER: MICHAEL A. & SANDRA A. SCHAFER
3208 BENNETT POINT ROAD
DUBLIN, OHIO 43015
TAX ACCOUNT NUMBER: 09-0203720
DEED 8742/143 ORD 03 PARCEL 623
CENSUS TRACT: 4822 REGIONAL PLANNING DISTRICT 316
SCHOOL DISTRICT: PINE GROVE WIDE MARY
WATER & SEWER: LEACH RAIN HIGH
WATERSHED 4 SUBWATERSHED 27

GENERAL NOTES

1. TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY W. DUVALL & ASSOCIATES, INC.
2. SOIL TYPES WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 36.
3. THIS PROPERTY HAS NO KNOWN PRIOR ZONING CLASS.
4. A 10' EASEMENT FOR A 10' WIDE DRIVEWAY SHALL BE APPLIED FOR.
5. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS, AS THE TOTAL LOT AREA IS LESS THAN 10 AC.
6. THERE ARE NO WELLS OR SEPTIC AREAS ON SITE.
7. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
8. THERE ARE NO KNOWN HAZARDOUS WASTE SITES, ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES ON THIS PROPERTY.
9. THE EXISTING BUILDING ON SITE IS TO REMAIN. GREEN HELD INJECT SHUT PRIOR TO 1970. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THIS SITE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OTHER USE.
10. THE PLAN HAS NEVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OTHER USE.
11. THIS SITE IS NOT IN A 100 YEAR FLOODPLAIN.

STORMWATER MANAGEMENT NOTES

1. DEVELOPMENT GRADING WILL MAINTAIN THE EXISTING DRAINAGE CHARACTERISTICS. DEVELOPMENT RUN-OFF WILL BE CONNECTED TO A SUITABLE OUTFALL WITHOUT IMPOSING ADVERSE IMPACTS ON THE RECEIVING WATER BODY.
2. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30% OF CLEARED AREA AND CONNECTED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION OR CONTROLS FOR THIS SITE.
3. AND THE ADDITIONAL SUBDIVISION.
4. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR INTO DRY WELLS, WHERE FEASIBLE.

ZONING VARIANCES REQUIRED FOR LOT 1

1. FRONT YARD SETBACK TO ALLOW 37' IN LEAD OF THE REQUIRED 40'.
2. UNDERSEED LOT TO ALLOW 12,254 S.F. IN LEAD OF THE REQUIRED 40'.
3. LOT WIDTH TO ALLOW 15.7' IN LEAD OF THE MINIMUM 100' REQUIRED.

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